

Memorandum

Public Works Department - Engineering

DATE: January 2, 2020
TO: Curtis Thompson, Planner
CC: Nancy J. Bozzato, Clerk; Holly Willford, Deputy Clerk; Jason Marr, Director of Public Works
FROM: Corey Sciarra, Engineering Technologist
RE: File B12/2019P
686 Quaker Road

We have completed the review of the consent application B12/2019P for consent for partial discharge and to convey 907 square meters of land (Part 1) for future development, undetermined at this time. 1,382 square meters of land (Part 2) is to be retained for the existing commercial use. The application proposes to divide the parcel along pre-existing lot lines wherein the lots inadvertently merged in title.

Upon this review, Public Works has the following proposed **conditions**:

1. That the applicant ensures that all lots are serviced with individual 20 mm water service and 125 mm sanitary sewer lateral in accordance with Town of Pelham standards. Installation of any missing services will require permits obtained and approved by the Public Works Department. The provision of any missing services shall be completed through a Temporary Works Permit prior to consent and the applicant shall bear all costs associated with these works (design, construction, etc.).
2. That the applicant submits a drawing that indicates the location of the individual water service and sanitary lateral for all lots to confirm no existing water or sanitary services branch from or through the proposed lots to other lands, and from or through the remaining parcel to other lands. If installation of new services is required, locate cards shall be submitted upon completion.

3. That the applicant submits a comprehensive overall lot grading and drainage plan for all parcels to demonstrate that drainage does not negatively impact nor rely on neighbouring properties, to the satisfaction of the Director of Public Works or his designate.
4. That the applicant obtain approval through a Driveway Entrance and Culvert Permit from the Public Works Department for the installation of an entrance for all new lots in accordance with Town standards. Installation of entrances shall be completed in accordance with Town standards prior to consent and the applicants shall bear all costs associated with these works (design, construction, etc.).